



Adelaide Crescent, Hove, BN3 2JH
Offers In Excess Of £525,000

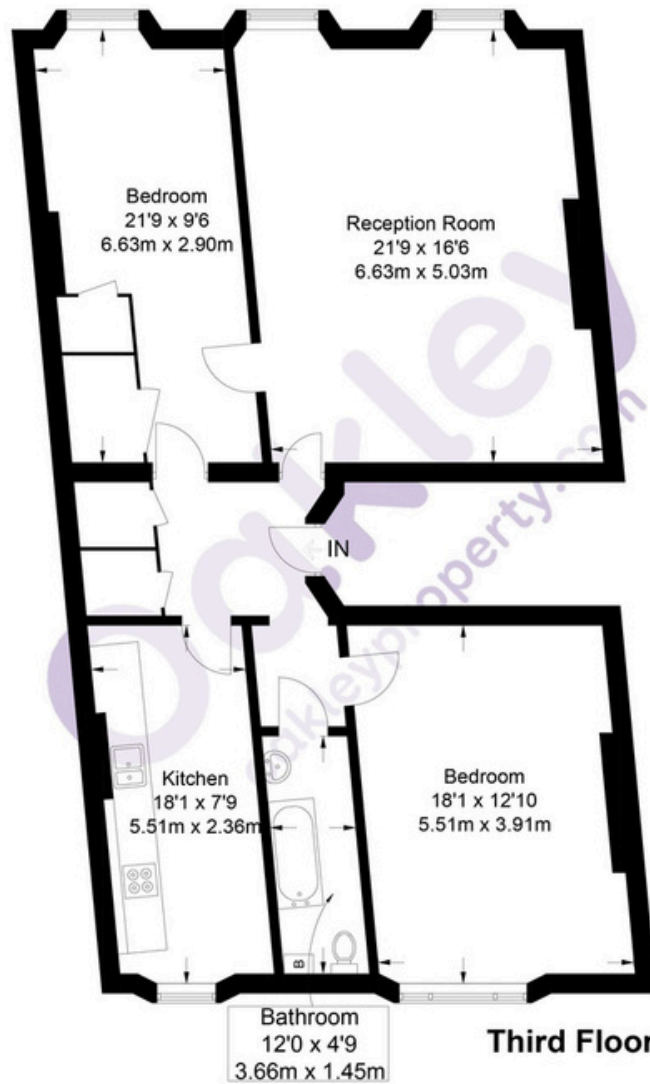
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Very spacious Regency mansion apartment located on one of Brighton & Hove's premier addresses, affording picturesque views across Adelaide Crescent gardens to the sea.

The majestic Adelaide Crescent wraps around acres of beautifully kept gardens opposite Hove Lawns and the seafront. To the front of the property, with stunning views over Adelaide Crescent gardens, Hove Lawns and out to sea are the lounge and second bedroom. The lounge is of very generous proportions and offers marble fireplace lots of space for lounge furniture, alongside space for a large table and chairs. The bedroom also has a marble fireplace and a range of built in wardrobes/cupboards. To the rear is the kitchen with wooden work surface and fronted cupboards. The main bedroom also has a marble fireplace and plenty of space for a large bed and furniture. The bathroom is conveniently located next to the main bedroom.

This property is located on the western side of Adelaide Crescent between Kingsway & Palmeira Square. This amazing location affords easy access to the seafront/Hove Lawns (0.1 miles), Waitrose Supermarket (0.7 miles), The King Alfred Leisure Centre (0.7 miles), Hove Railway Station (1 mile), Churchill Square Shopping Centre (0.9 miles), The Brighton Centre (0.9 miles), The North Laine (1 mile), St Ann's Well Gardens (0.5 miles), The Theatre Royal (1.3 miles), Hove County Cricket Ground (0.4 miles), George Street with its cafes and shops (0.6 miles). There are plenty of transport links in and out of Brighton & Hove.





Approximate Gross Internal Area = 1125 sq ft / 104.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2022



Agents Notes
 Tenure- Leasehold
 145 years remaining on the lease
 Service Charge- £170 Per month
 Sinking Fund - £145 Per month
 Ground Rent- £50 Per annum
 Council Tax- D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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